

Revisions:

Proj. No.: 077730
Date: 01/18/2018
Drawn By: JY
Checked By: KE
Sheet Name: BUILDING 2 SOUTH ELEVATION

A2.4

EXTERIOR FINISH MATERIALS LEGEND

5.01	BALCONY GUARDRAIL - PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)
5.02	STOREFRONT - PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7005 PURE WHITE
6.04	STONE LINTEL - TO COORDINATE WITH GRAY DRY STACKED STONE
6.05	GRAY DRY STACKED STONE - BORAL PROSTONE - ROUGHLEDGE BREAKWATER
6.06	FIBER CEMENT ACCENT FEATURE - PAINT TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)
6.08	BRICK MASONRY 1 - GLEN GERY - ALUMINUM (SUBSTITUTION 1)
6.10	BRICK MASONRY 2 - BELDEN - LANDMARK VELOUR GRAY (SUBSTITUTION 2)
6.11	BRICK MASONRY 3 - MCAVOY - SMOOTH VALLEY FORGE I S
7.03	FIBER CEMENT CORNICE - PAINT TO MATCH SHERWIN WILLIAMS SW-7005 PURE WHITE
7.04	FIBER CEMENT AWNING/OVERHANGS - PAINT TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)

- PRE-FINISHED METAL COPING TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE
- NO ROOFTOP EQUIPMENT SPECIFIED.
- FASCIA SIGNS REQUIRE SEPARATE APPROVAL. ANY SIGNS PROPOSED ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- UTILITIES ABOVE GRADE OUTSIDE OF THE BUILDING TO MATCH SHERWIN WILLIAMS SW-7051 ANALYTICAL GRAY
- ALL METAL MATERIALS TO BE PREFINISHED PRIOR TO DELIVERY ON SITE.
- VTAC LOUVER GRILLES PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7051 ANALYTICAL GRAY

A1	WINDOW 60X76 - FIRST FLOOR PRIMARY FACADE TYPICAL - WINDOW AREA = 31.66 SF
A2	WINDOW 68X89 - FIRST FLOOR SECONDARY FACADE TYPICAL - WINDOW AREA = 42.03 SF
A4	WINDOW 68X54 - UPPER FLOORS TYPICAL - WINDOW AREA = 25.5 SF
A5	WINDOW 54X54 - CORRIDOR TYPICAL - WINDOW AREA = 20.25 SF
B1	SLIDING GLASS DOOR - TYPICAL UPPER FLOOR BALCONIES = 35 SF



2 BUILDING 2 - SOUTH ELEVATION (FRONT) - PRIMARY FAÇADE

SCALE: 3/32" = 1'-0"

1.2	Area of Façade Walls	13,111.98	sf
	Area of Window and Doors	3,206.97	sf
Net Total Façade Wall Area ¹		9,905.01	sf
¹ Net Total Façade Wall Area is the Area of Façade Walls minus Area of Window and Doors.			
1.6	Area of predominant net façade material	9,905.01	sf
	Area of non-predominant net façade material	0	sf
		100	%
		0	%
(68%) (32%) BRICK & STONE			
Provide the following table on each applicable elevation sheet demonstrating compliance with ground floor features along no less than 60% of the horizontal length of the wall. A table is required for each side of the building(s) adjacent to a public r/w.			
Total horizontal length of the wall:		303.75	lf
Horizontal length of the [add feature]:		126.7	lf (WINDOWS OUTSIDE OF OVERHANG)
Horizontal length of the [add feature]:		57.3	lf (OVERHANG)
(examples of features: windows, awnings)			
Total horizontal length of all features:		184.0	lf = 60.6 % of the wall

1.8 Provide the following table on the elevation sheet(s) demonstrating compliance with 35% of the ground floor and 20% of the upper floors horizontal length requirement for other non-residential uses. A table is required for each side of the building(s) adjacent to public r/w and private roads:

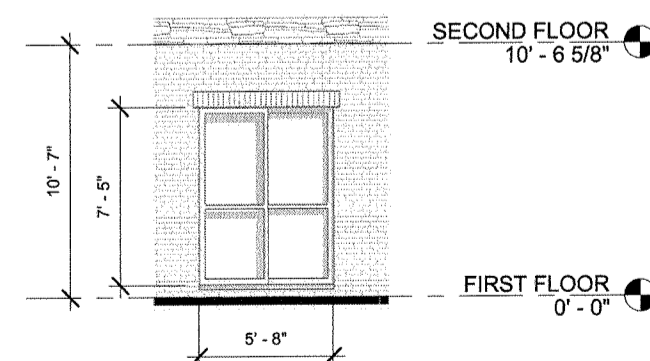
Total Horizontal Length of Walls:	303.75	lf
Total Horizontal Length of Windows and Glass on the Ground Floor(s):	150.7	lf = 35.3% of Wall
Total Horizontal Length of Windows and Glass on the Upper Floor(s):	151.3	lf = 20.7% of Wall

1.9 Provide the following table on the elevation sheet(s) demonstrating compliance with 60% of the vertical height of the ground floor requirement for retail goods and service uses. A table is required for each side of the building(s) adjacent to public r/w and private roads:

Total Vertical Height of Ground Floor Walls:	10' - 6-1/2"	lf
Total Vertical Height of Windows:	7' - 5"	lf = 70.4 % of Wall

5.9.5.H - FENESTRATION

B. 35 PERCENT GROUND FLOOR FENESTRATION REQUIREMENT ON PRIMARY FAÇADE	
GROUND FLOOR AREA TYPICAL	3205.19
TOTAL AREA OF GLAZING GROUND FLOOR	1,132.47
TOTAL % OF GLAZING COVERAGE =	35.33%
C. 20 PERCENT UPPER FLOOR FENESTRATION REQUIREMENT	
UPPER FLOOR AREA TOTAL	9,906.79
TOTAL AREA OF GLAZING PER FLOOR (2-4)	2,074.50
TOTAL % OF GLAZING COVERAGE =	20.67%



1 BUILDING 2 - SOUTH - 60% VERTICAL HEIGHT COMPLIANCE

SCALE: 3/16" = 1'-0"

MORRISVILLE PROJECT #: 17-11000001 FILE #: 17-0001-SIC

Town of Morrisville
APPROVED FOR CONSTRUCTION

Signature: *[Signature]* Date: 5/31/18
Town of Morrisville, Town Engineer

Engineering: *[Signature]* Date/Initials: *[Signature]*
Planning: *[Signature]* Date/Initials: *[Signature]*
Other (Specify): *[Signature]* Date/Initials: *[Signature]*

Signature: _____ Date: _____
Town of Cary Utilities, Water and Sewer

Engineering Inspection Services must be contacted (919) 463-6907 at minimum 24 hours prior to the commencement of any construction activities.